128.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,100 / 896,100
					USE VALUE:	896,100 / 896,100
					ASSESSED:	896,100 / 896,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEYER ROBERT J & CLAUDIA A
Owner 2:	
Owner 3:	
Street 1:	61 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2008 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6145.000	412,600		483,500	896,100
Total Card	0.141	412,600		483,500	896,100
Total Parcel	0.141	412,600		483,500	896,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.27 /Parcel: 446.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82626

GIS Ref

GIS Ref

Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	412,600	0	6,145.	483,500	896,100		Year end	12/23/2021
2021	101	FV	400,500	0	6,145.	483,500	884,000		Year End Roll	12/10/2020
2020	101	FV	400,600	0	6,145.	483,500	884,100	884,100	Year End Roll	12/18/2019
2019	101	FV	297,500	0	6,145.	453,300	750,800	750,800	Year End Roll	1/3/2019
2018	101	FV	306,800	0	6,145.	374,700	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	306,800	0	6,145.	344,500	651,300	651,300	Year End Roll	1/3/2017
2016	101	FV	306,800	0	6,145.	314,300	621,100	621,100	Year End	1/4/2016
2015	101	FV	268,200	0	6,145.	308,200	576,400	576,400	Year End Roll	12/11/2014

!9983!

PRINT

Date	Time
12/30/21	09:53:59

LAST REV

Date	Time
05/03/18	15:45:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9983

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCSHANE CLAY/ET	1188-122		6/8/1998		267,500	No	No	Y	

USER DEFINED

Prior Id # 1:	82626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1035	Addition	86,275		8/19/2014			8 x 18 2nd floor a
9/29/2011	1199	Re-Roof	4,380	C				
5/14/2007	344	Addition	68,000	C		G8	GR FY08	RR ADD W/1/2BTH /2
6/26/1998	475	Redo Kit	7,500	C				4X4 PORCH/REM KIT
6/8/1998	359	Redo Bat	2,500	C				REMODEL BATHS/DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
8/18/2014	Info Fm Prmt	PC	PHIL C
1/20/2009	Meas/Inspect	336	PATRIOT
10/30/2008	External Ins	BR	B Rossignol
1/13/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6145		Sq. Ft.	Site		0	80.	0.98	9									483,479						483,500	

Total AC/HA:	0.14107	Total SF/SM:	6145	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	483,479	Spl Credit		Total:	483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17290831
Const Adj.:	0.98990101
Adj $ / SQ:	150.938
Other Features:	107905
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462504
Depreciation:	49950
Depreciated Total:	412554

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

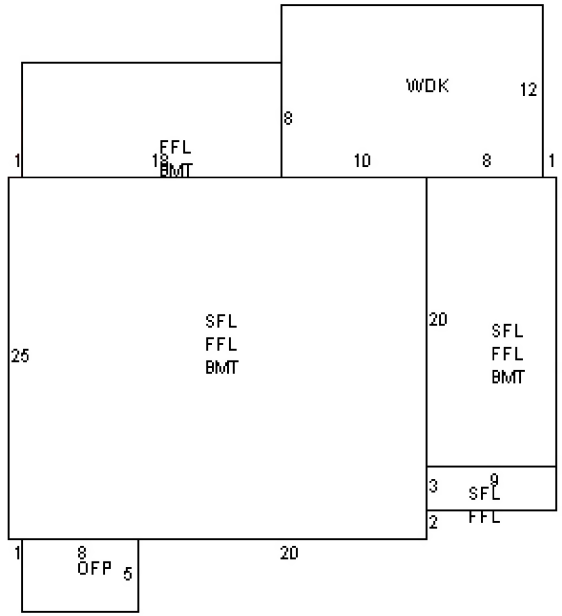
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.94
Special Features:	0	Val/Su Net:	124.54
Final Total:	412600	Val/Su SzAd	205.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	150.940	162,410
BMT	Basement	1,049	45.280	47,500
SFL	Second Floor	932	150.940	140,674
WDK	Deck	216	10.520	2,273
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	3,313			Total:	354,599
Size Ad	2008	Gross Area	3313	FinArea	2008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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